



JAVIER JAMES

REAL ESTATE

## MARILUZ SEA VIEW PENTHOUSE



Property: JJ-580 | 07157 Port Andratx

Type of property	Apartment	Usable area	100 sqm
Kind of property	Penthouse	Living area	196 sqm
Type of use	Residential	Number of rooms	2
Type of commercialization	Buy	Number of bedrooms	2
Property type	Apartments	Number of bathrooms	2
Constructed area	196	Energy certificate	in process
		Purchase price	1.480.000 €

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## Description

Discover MARILUZ Penthouse, an exceptional opportunity in the heart of Port Andratx marina, offering panoramic harbour views and immediate proximity to the sea and all local amenities.

Occupying the private 3rd and 4th floors, this unique penthouse boasts breathtaking sea views and an abundance of natural light throughout. The property features 2 bedrooms and 2 bathrooms, including a master suite situated on its own separate third floor with beautiful harbour views. Natural stone flooring and expansive living spaces create a bright and elegant Mediterranean atmosphere.

A standout feature is the impressive 96 m<sup>2</sup> rooftop terrace with ideal sun orientation – perfect for entertaining or relaxing while enjoying the spectacular marina backdrop. There is also the option to create a shaded 12 m<sup>2</sup> balcony area for additional outdoor comfort. The foundations have already been set for a potential rooftop pool, offering exciting scope to further elevate this exceptional home.

For buyers seeking additional space or a prime investment opportunity, the apartment below is also available for purchase at €450,000. Both units can be merged into one expansive harbour residence, creating a combined luxury home of approximately 196 m<sup>2</sup> + 45 m<sup>2</sup> of additional space. The property offers excellent foundations for reform and can be reconfigured to suit individual preferences, including the possibility of redesigning layouts to optimise bedrooms and bathrooms.

Located just a 2-minute walk from the sea and beach, and within walking distance to all harbour-side restaurants, boutiques, and services, MARILUZ Penthouse presents an outstanding lifestyle and investment opportunity in one of Mallorca's most prestigious coastal destinations.

Additional features include hot/cold air conditioning systems. Furniture is not included.



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## Legal notice

Since we do not determine the property details ourselves, we do not accept any liability for this. This exposé is only intended for you personally. Passing on to third parties is subject to our express consent and does not prevent our claim to commission when a contract is concluded. All the conversations must be guided by our office. In the event of non-compliance, we expressly reserve the right to compensation up to the amount of the commission claims. Prior sale is not excluded.

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